

CHAPTER 18 - PLUMBING CODE

ARTICLE 1. INSPECTOR OF PLUMBING.

SECTION 101. INSPECTOR OF PLUMBING Annually before the first day of October, the City Council shall appoint an Inspector of Plumbing and such Assistant Inspectors of Plumbing or Alternate Inspector of Plumbing as the Council may determine, subject to the approval of the Department of Professional and Financial Regulation, Office of Licensing and Registration, Plumbers' Examining Board, and who shall hold office for one year or until their successors are appointed, unless removed for cause after a hearing. As used in this Chapter, the Inspector of Plumbing shall mean the Inspector of Plumbing, the Alternate Inspector of Plumbing, and the Assistant Inspector of Plumbing appointed by the City Council.

SECTION 102. COMPENSATION. The Inspector of Plumbing shall receive for his or her services as Inspector of Plumbing, such compensation as may be determined by the City Council.

SECTION 103. DUTIES. The Inspector of Plumbing shall inspect all plumbing, for which permits are granted, within the City, which is in process of construction, alteration or repair, and shall report to the Department of Professional and Financial Regulation, Office of Licensing and Registration, Plumbers' Examining Board all violations of any law, ordinance, by-law, rule or regulation relative to plumbing; and work under the guidance and supervision of the City Manager.

SECTION 104. INSPECTOR NOT TO APPROVE OWN WORK. No Inspector of Plumbing may inspect or approve any plumbing work done by himself or herself, or by any person by whom he or she is employed, or who is employed by him or her. The City Council may appoint one or more Alternate Inspectors of Plumbing, in the same manner and subject to the same qualifications as the regular Inspector of Plumbing, who shall inspect, in the manner herein prescribed, plumbing done by the Inspector or by any person by whom the Inspector is employed, or who is employed by the Inspector. Said additional Inspector may act in case of the absence or inability of the Inspector, and shall receive for his or her services the same compensation as the regular Inspector for a like duty, or agreed upon return of services.

ARTICLE 2. LICENSES FOR PLUMBERS.

SECTION 201. LICENSES. As required by Title 32 M.R.S.A. Section 3501, no plumbing shall hereafter be done for compensation, except by an apprentice or a Trainee Plumber as defined in Section 3301 to 3507 of said Title 32 unless done by a plumber or other person licensed by the State of Maine Plumbers' Examining Board. In accordance with Title 32 M.R.S.A. Section 3302(1)(C), plumbing by a person in a single-family residence occupied or to be occupied by that person as that person's bona fide personal abode provided that installation conforms with board laws and rules shall not be required to hold a State license.

SECTION 202. COMPLIANCE. No person, firm or corporation shall engage in or work at the business of plumbing in the City without complying with State laws applicable thereto and obtaining a State License.

ARTICLE 3 - PERMITS.

SECTION 301. PERMITS. (#3) No plumbing work, except the repair of leaks, shall be done in any building within the City of Brewer without a permit being first issued therefore by the Inspector of Plumbing and no pipes, tanks, faucets, valves or other fixtures by and through which waste or sewage, is used, or carried, shall be placed in any building within the City, except in accordance with the provisions of this Chapter and plans approved by the Inspector of Plumbing.

No license or permit shall be issued pursuant to this Chapter under the following circumstances:

- All real estate and personal property taxes, sewer user fees and other charges owed to the City by the applicant have not been paid in full, if any of them are two (2) years or more years overdue.
- All assessments for real estate taxes, sewer user fees and other charges owed to the City against the property on which the licensed or permitted activity is to take place have not been paid in full, if any of them are two (2) years or more years overdue.

Brewer City Ordinances
Chapter 18 - Art. 3
Sec. 302 - 303.1

SECTION 302. APPLICATION. Persons desiring said permits shall make application therefore, to the Code Enforcement Officer, on forms provided for that purpose. Said application shall include the signature of the plumber who has been hired to do the work, as well as proof of a valid license. In accordance with Title 32 M.R.S.A. Section 3302(1)(C), Plumbing by a person in a single-family residence occupied or to be occupied by that person as that person's bona fide personal abode provided that installation conforms with board laws and rules shall not be required to hold a State license. The Code Enforcement Officer, upon receipt of the fee required by Article 3, Section 303.1 of this Article shall refer said application to the Inspector of Plumbing for his or her approval in accordance with the provisions of this chapter.

SECTION 302.1. If required by the Inspector of Plumbing, a plan or sketch of the proposed work shall be filed.

SECTION 302.2. Permits for all plumbing work must be in the possession of the plumber before beginning the work.

SECTION 303. PERMIT FEE.

SECTION 303.1. Applicable fees for this Chapter are found in the City Council's adopted Fee Schedule, as amended from time to time, on file in the City Clerk's Office or on the City of Brewer's website on the City Clerk's Department as Schedule of Fees. (#2)

Brewer City Ordinances
Chapter 18 - Art. 3
Sec. 303.2

SECTION 303.2. Any person, firm, corporation or other legal entity who shall commence any work for which a permit is required by this Ordinance without first having applied for a permit therefore shall pay double the permit fee fixed by this Ordinance for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Inspector of Plumbing, or his or her designee, that such work was urgently necessary and that it was not practical to apply for a permit therefore before the commencement of the work. Following the effective date of this subsection, any person, firm, corporation or other legal entity who commence work before applying for a permit shall not be subject to paying double the permit fee for the first time that such failure to apply occurs but instead shall be issued a verbal or written warning by the Inspector of Plumbing, or his or her designee, that subsequent failures to apply for permits will result in the person, firm, corporation or other legal entity being subject to the payment of double the permit fee.

ARTICLE 4. GENERAL PROVISIONS.

SECTION 401. STATE PLUMBING CODE ADOPTED. The plumbing and drainage system of a building or structure shall be installed in conformity with the "Maine State Internal Plumbing Code", based on the *2000 Uniform Plumbing Code*", Twenty-Second Edition, in effect as of September 2005 and the "Maine Subsurface Waste Water Disposal Rules," as authorized under Title 22 M.R.S.A., Section 42 in effect as of October 1, 2002 and as the same may be amended from time to time. The City Council may prescribe additional requirements as to the installation of plumbing within the City.
(#1)

SECTION 402. CONNECTION. The plumbing of each building shall have an independent connection to a public sewer or private drain outside of the building.

SECTION 403. STEAM EXHAUST, DRIP OR BLOW-OFF PIPE. No steam exhaust, drip or blow-off pipe shall be connected to the drainage system except through a condensing tank of sufficient capacity to liquefy all steam that may be received, and capable of discharging the condensate without vapor. A vapor discharge pipe shall be carried from any condensing tank to a point three feet above the roof.

No water having a temperature above one hundred forty (140) degrees Fahrenheit shall be discharged under pressure directly into any part of a drainage system.

SECTION 404. CONCEALMENT. Pipes or other fixtures shall not be covered or concealed from view until approved by the Inspector of Plumbing. Such notification shall be given not less than twenty-four (24) hours before the work is to be inspected. The work shall be examined and tested within one working day after notice that it is ready for inspection. Plumbing shall not be used, unless, when roughed in, the waste, vents, back air pipes and traps are first tested, in the presence of the Inspector of Plumbing, by water or sufficient air pressure.

ARTICLE 5. - VIOLATION AND PENALTIES.

SECTION 501. PENALTIES. Each violation of this Chapter or any regulation, order or ruling promulgated here under shall be punishable in accordance with Title 30-A, M.R.S.A. Section 4452, and as the same may be amended from time to time. The City shall be entitled to its reasonable attorney fees and costs for successfully prosecuting a violation under this Chapter.

SECTION 502. PROSECUTION. The Inspector of Plumbing shall be responsible for prosecuting all violations under this Chapter, unless otherwise provided.

END OF CHAPTER NOTATIONS

1. Enacted 02/13/2007, Effective 02/18/2007 (2006-C017)
2. Enacted 06/03/2014, Effective 06/08/2014 (2014-C005)
3. Enacted 11/17/2014, Effective 11/22/2014 (2014-C022)